

FORM-2

ENGINEER'S CERTIFICATE

Date: July 29, 2017

To

**M/s GANGA HOUSING PVT LTD
5, San Mahu Complex,
Bund Garden Road,
Pune 411001**

Subject: Certificate of Cost Incurred for Development of GANGA NIWAS for Construction of 8 Apartments of A1 & A2 building(s)/ Wing(s) of the (MahaRERA Registration Number)situated on the Plot bearing Survey no.:-24 H No. 13A part, 14 part & 15 Pune demarcated by its boundaries (latitude 18° 35' 54" N and longitude 73° 53' 24" N of the end points) 6M wide Road to the North S.No 24/14 to the South S No 25(P) to the East 9M wide Road to the West of Division Dhanori village Haveli taluka Pune District PIN 411015 admeasuring 7255.10 sq.mts. area being developed by Ganga Housing Pvt Ltd.

Sir,

I Mr. Yogesh Sonawane have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being GANGA NIWAS for Construction of 8 Apartments of A1 & A2 building(s)/ Wing(s) of the (MahaRERA Registration Number)situated on the Plot bearing Survey no.:-24 H No. 13A part, 14 part & 15 Pune demarcated by its boundaries (latitude 18° 35' 54" N and longitude 73° 53' 24" N of the end points) 6M wide Road to the North S.No 24/14 to the South S No 25(P) to the East 9M wide Road to the West of Division Dhanori village Haveli taluka Pune District PIN 411015 admeasuring 7255.10 sq.mts. area being developed by Ganga Housing Pvt Ltd.

- 1. Following technical professionals are appointed by Owner / Promoter :-**
 - (i) M/s Pradeep Gupte L.S. / Architect ;**
 - (ii) M/s Design Werkz Engineering Pvt. Ltd. as Structural Consultant**
 - (iii) M/s Shri Siddhivinayak as MEP Consultant**
 - (iv) M/s Peritus Realty Solutions LLP as Quantity Surveyor**
- 2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of**


Yogesh Sonawane
29/7

the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by M/s Peritus Realty Solutions LLP quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs 1,33,22,400/- Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the PMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs.94,00,285/- (Total of Table A and B)_. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from PMC (planning Authority) is estimated at Rs. 89,00,285/- (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

[Handwritten Signature]
29/9

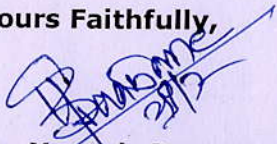
Table A
Building /Wing bearing Number: - 8 Units of A1 & A2 Building
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29-07-2017 date of Registration is	1,02,48,000/-
2	Cost incurred as on 29-07-2017 (based on estimate cost)	72,30,989/-
3	Work done in Percentage	71%
4	Balance cost to be Incurred	30,17,011/-
5	Cost Incurred on Additional/Extra Items as on 29-07-2017 not included in Estimated cost (Annexure A)	NIL

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr No	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29-07-2017	30,74,400/-
2	Cost incurred as on 29-07-2017 (Based on Estimate cost)	21,69,296/-
3	Work done in Percentage (As Percentage of Estimated Cost)	71%
4	Balance Cost to be incurred (Based on Estimated Cost)	9,05,103/-
5	Cost Incurred on Additional/Extra Items as 29-07-2017 not included in Estimated Cost (Annexure A)	NIL

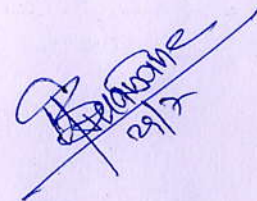
Yours Faithfully,


Mr. Yogesh Sonawane
Signature of Engineer

(License No:- REG/PMC/STE/0791/15)

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

A handwritten signature in blue ink, possibly reading 'R. R. R.', is written over a horizontal line. Below the signature, the date '29/7' is written.